

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R50990



32/33

Property Information

property address: 2104 S TEXAS AVE

legal description: ZENO PHILLIPS, BLOCK 5, LOT 8.2 (TR-244.1), ACRES 4.9047, "BRYAN SQUARE (PT OF) KROGERS"

owner name/address: CENTERAMERICA CAPITAL  
PARTNERSHIP L.P.  
0  
HOUSTON, TX 77025-1119

full business name:

land use category: retail type of business: n/a

current zoning: C3 occupancy status: For sale

lot area (square feet): 213648 frontage along Texas Avenue (feet): 200

lot depth (feet): 530 sq. footage of building: 63602

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 25 # of stories: 2(?)

type of buildings (specify): concrete

building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) lighting - light poles  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☒ abandoned ☐ in-use

# of signs: 1 type/material of sign: metal

overall condition (specify): below average

removal of any dilapidated signs suggested? ☒ yes ☐ no (specify) Empty sign - not being used for anything

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 300

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: Above Avg

end islands or bay dividers: ☐ yes ☒ no:

landscaped islands: ☐ yes ☒ no

### **Curb Cuts on Texas Avenue**

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☒ yes ☐ no

meet opposite separation requirements: ☒ yes ☐ no

### **Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: \_\_\_\_\_

### **Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☒ yes ☐ no

### **Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### **Other Comments:**

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